



# City of Rowlett

## Meeting Minutes

### City Council

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75030-0099  
www.rowlett.com

*City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.*

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Tuesday, September 7, 2010

5:30 P.M.

Municipal Building – 4000 Main Street

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**Present: Mayor Harper, Mayor Pro Tem Gottel, Deputy Mayor Pro Tem Jackson, Councilmember Phillips, Councilmember Davis, Councilmember Kilgore and Councilmember Gallops**

**1. CALL TO ORDER**

Mayor Harper called the meeting to order at 5:30 p.m.

**CONVENE INTO EXECUTIVE SESSION**

**2. EXECUTIVE SESSION**

There were no Executive Session items to discuss.

**RECONVENE INTO OPEN SESSION**

The Work Session began at 5:30 p.m.

**3. WORK SESSION ITEMS (5:30 P.M.)**

**3A. Joint meeting with DART Representative Mark Enoch. (20 minutes)**

DART Representative Mark Enoch spoke regarding the DART Light Rail construction and stated the bus service will not change until after the light rail opens. Spoke concerning possible parking fees for non-residents, changes to HOV managed lanes, which would allow single drivers to pay for the privilege to drive on these lanes.

Council spoke regarding the DART rail station; stated the station groundbreaking ceremony will most likely occur in the spring; asked about possible revenue sharing should parking fees go into effect and a possible tax increase. Stated Rowlett residents should not have to pay for parking. Spoke regarding managed lanes on the LBJ Freeway. Voiced appreciation for minimizing construction disruptions.

**3B. Discuss process for joint meetings of Boards and Commissions. (15 minutes)**

This item followed Item 3C.

It was proposed that each councilmember become a liaison for a board and/or commission and meeting with that board and/or commission twice a year. The councilmember will then report back to the Council during the presentation portion of the Council meeting. This will give the Council a better understanding of what's going on at the different meetings.

The City Secretary was asked to work with Mayor Pro Tem Gottel to coordinate the effort to assign the various boards and/or commissions to the City Council.

**3C. Presentation from Quimby McCoy Preservation Architecture, LLP to report the re-use options of the Coyle Farmstead. (45 minutes)**

This item followed Item 3A.

Staff gave a brief overview of the presentation.

Marcel McCoy with Quimby McCoy Preservation Architecture, LLP, gave a report regarding the re-use options of the Coyle Farmstead. Stated a continuous comment made during the various public meetings was to continue using the house. Stated the house will need structural repairs to meet existing building codes and the outbuildings will need to be restored. Spoke regarding parking needs.

Spoke regarding fundraising and grant eligibility. Stated the use of the Coyle house will dictate the type of funding available. Stated local support is critical for successful campaign fundraising.

Spoke regarding the re-use options of the Farmstead.

Council asked about a specific timeline and contract stipulations; spoke regarding the amount of funds it would take to stop deterioration of the Farmstead; stated if public funds are to be used then it must be sustainable. A member of Council suggested the Farmstead be incorporated with Project Edge or possibly look for a private owner.

Council came to a consensus to protect the Farmstead from deterioration.

- 3D. Discuss regional meetings with Wylie, Sachse, Garland, Mesquite, Rockwall and Rowlett elected officials to build regional relationships. (15 minutes)

This item followed Item 3B.

A member of council stated there is a need for regionalism; suggested a meeting every other month with their elected peers from the other cities to discuss a specific topic. Stated the host City would pay for the expenses for the entire evening where the meeting was held. Council stated they need to have a way to sustain current relationships with the other cities.

Council came to a consensus to move forward with this proposal and a letter will be sent out to the Mayors of each City targeting November as the first meeting and Rowlett as the first host city.

- 3E. Discuss adopting an incentive agreement for The Enclave at Liberty Grove and provide DR Horton with direction. (15 minutes)

The item was removed from the agenda.

- 3F. Discuss performance indicators, job description, and selection process for Associate Municipal Judge. (15 minutes)

Council discussed various performance indicators, job description and selection processes for an Associate Municipal Judge. Spoke concerning two associate municipal judges versus one associate municipal judge. Stated this could have an economic impact for the judge; stated there must be an administrative process that would have a rotation in place to increase flexibility. Suggested an interview and appointment process to select two to four of the best qualified candidates for consideration.

Mayor Harper appointed an ad hoc interview committee to consist of Councilmember Phillips, Councilmember Davis and Councilmember Kilgore.

Stated performance measures need to be defined for the Presiding Judge, the Associate Judge, the City Prosecutor and the municipal courts as a whole.

**4. DISCUSS CONSENT AGENDA ITEMS**

No items were removed from the Consent Agenda to be considered individually.

**CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)**

Convened into regular session at 7:30 p.m.

**5. INVOCATION**

The invocation was led by Pastor Antonio Alvarado, Primera Iglesia Bautista Church.

**6. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Harper.

**7. TEXAS PLEDGE OF ALLEGIANCE**

The Texas Pledge of Allegiance was led by Mayor Harper.

**8. PRESENTATIONS AND PROCLAMATIONS**

- 8A.** Proclamation recognizing Dr. James Fowler for being awarded the "Five Outstanding Young Texans" Award.

Mayor Harper presented Dr. James Fowler with a proclamation recognizing his achievement.

- 8B.** Update on the 2009 – 2010 Capital Improvement Plan (CIP) Spending Plan Projects.

Staff gave a brief presentation regarding the DART Blue Line construction, Kenwood Heights Phase 2, Rowlett Road Phase 2, Princeton Road rehabilitation, the Main Street and Rowlett Road Lift Stations, the Alley Panel Replacement Project, the 2010 Concrete Repair and Rehab Project, pavement foam injections, Cash CIP Projects, various water and sewer projects, various Parks Projects, and the CIP Projects in design.

- 8C.** Hear presentation of the Monthly Financial report for the period ending July 31, 2010.

Staff gave a brief presentation regarding the Monthly Financial report for the period ending July 31, 2010.

- 8D. Update from the Mayor: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interests.

Mayor Harper gave a brief update to the Council on the various activities in the City including the recent honor received by the Parks and Recreation Department for receiving the Playful City USA Award; the budget preparation process; the budget public hearings; the budget will be voted on during the September 21<sup>st</sup> meeting; the various traffic situations in the City; the September 13<sup>th</sup> Volunteer Fair will be held at 7:00 pm at the Rowlett Community Centre; Rowlett Allies Day will be held on September 16<sup>th</sup> at the Waterview Golf Course; the budget will be adopted on September 21<sup>st</sup> during the regular Council meeting; a Special Council Work Session will be held on September 28<sup>th</sup>; and September 30<sup>th</sup> will be the Rowlett Chamber Golf Tournament.

9. **CITIZENS' INPUT**

1. Stanley Pollard, 3110 Sycamore Street, Rowlett – Spoke regarding the relationship between the City Council and the Planning and Zoning Commission that was mentioned in the *Rowlett Lakeshore Times* newspaper.

10. **CONSENT AGENDA**

No items were removed from the Consent Agenda to be considered individually.

City Secretary read the items into the record.

- 10A. Consider approving minutes from the August 9, 2010 Budget Workshop Meeting, the August 16, 2010 Budget Workshop Meeting, the August 17, 2010 Regular Council Meeting, the August 23, 2010 Budget Workshop Meeting and the August 31, 2010 Special Council Meeting.

**This item was approved on the Consent Agenda.**

- 10B. Consider a resolution awarding bids to ITT Water & Wastewater U.S.A. Flygt Products, and Legacy Contracting, LP d/b/a Control Specialist Services for pump repair and maintenance services in the unit amounts bid at an estimated annual amount not to exceed two hundred thousand dollars (\$200,000).

**This item was approved as RES-075-10 on the Consent Agenda.**

## **Passed The Consent Agenda**

**A motion was made by Councilmember Phillips, seconded by Deputy Mayor Pro Tem Jackson, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried by the following vote:**

**Ayes: 7 – Mayor Harper, Mayor Pro Tem Gottel, Deputy Mayor Pro Tem Jackson, Councilmember Phillips, Councilmember Davis, Councilmember Kilgore and Councilmember Gallops**

### **11. ITEMS FOR INDIVIDUAL CONSIDERATION**

#### **11A. Conduct a public hearing on the ad valorem tax rate for Fiscal Year 2010-2011.**

Mayor Harper read the item into the record.

The public hearing opened and closed at 8:36 p.m. with no one speaking.

#### **11B. Conduct a public hearing on the proposed budget for Fiscal Year 2010-2011.**

Mayor Harper read the item into the record.

The public hearing opened at 8:37 p.m. and closed at 8:57 p.m. with two people speaking.

1. Jerry Berggren, 1417 Sherwood Drive, Rowlett – Asked the Council to consider not spending money according to projections but spend actual received revenues.
2. Nicholas Kreekon, 6502 Warwick Drive, Rowlett – Spoke regarding the Takeline Area and the need for an incentive program to lease. Asked for a Takeline Area breakdown in the budget to show the revenues; begin an economic development program; and follow the rules of the resolution. Spoke regarding the possibility of building a new water treatment plant for Rowlett that would solve the water pressure problem.

Mayor Harper stated his concern regarding the City's level of subsidy of employee's dependents health insurance. Stated the health insurance is an element of compensation.

Council came to a consensus to have a Special Work Session to discuss the City's health insurance, retirement and other budget issues.

#### **11C. Conduct a public hearing and consider an ordinance amending Ordinance 3-5-96D in order to clearly define and allow outdoor incidental uses. The subject property is the Lakepoint Shopping Center Addition, being 18.65 ± acres of land out of the Josiah Hart Survey, Abstract**

No. 111, situated in Rowlett, Rockwall County, Texas, generally located on the northeast corner of Lakeview Parkway (SH 66) and Dalrock Road (ZAM10-462).

Mayor Harper read the item into the record.

Staff gave a brief presentation regarding this item.

The public hearing opened at 9:02 p.m. and closed at 9:17 p.m. with one person speaking.

1. Stanley Pollard, 3110 Sycamore Street, Rowlett – Spoke regarding the necessary perimeters that are needed in the Conditional Use Permits to add restrictions.

A member of Council voiced concern regarding the definition of 'incidental use'; control can only be kept if each individual CUP is reviewed.

Staff stated the minor CUP fees will go into effect on September 21, 2010.

**A motion was made by Councilmember Kilgore, seconded by Councilmember Phillips to approve an amendment to the subject planned development that permits existing outdoor incidental uses consistent with current use regulations; and in addition, allows a video vending machine at the Walgreens site at said development. This item was approved as ORD-020-10. The motion carried by the following vote:**

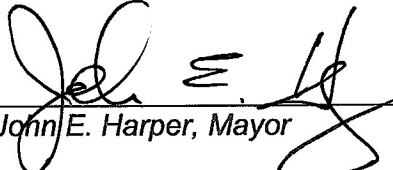
**Ayes: 7 – Mayor Harper, Mayor Pro Tem Gottel, Deputy Mayor Pro Tem Jackson, Councilmember Phillips, Councilmember Davis, Councilmember Kilgore and Councilmember Gallops**

**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

There were no items for the Executive Session.

**12. ADJOURNMENT**

Mayor Harper adjourned the meeting at 9:30 p.m.

  
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John E. Harper, Mayor

  
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Susie Quinn, City Secretary

Date Approved: September 21, 2010